

Grantee: Chandler, AZ

Grant: B-08-MN-04-0502

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-04-0502

Obligation Date:**Grantee Name:**

Chandler, AZ

Award Date:**Grant Amount:**

\$2,415,100.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Plan Description:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

Recovery Needs:

After analyzing foreclosure trends and code complaints, staff proposes targeting the 85225 zip code for programs using the NSP funds with the following NSP strategies:

1. Development of a Chandler Community Land Trust (CCLT) The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
2. Creation of permanent affordable rental housing for homeless families Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition.
3. Down Payment Assistance Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.
4. Administrative support No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,415,100.00

Total CDBG Program Funds Budgeted

N/A

\$2,415,100.00

Program Funds Drawdown

\$404,873.47

\$406,037.30

Obligated CDBG DR Funds	\$0.00	\$1,710,000.00
Expended CDBG DR Funds	\$137,487.21	\$406,667.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$88,166.71	\$88,166.71
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	33.333%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$362,265.00	\$0.00
Limit on Admin/Planning	\$241,510.00	\$2,875.64
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$603,775.00	\$605,100.00

Overall Progress Narrative:

Chandler has been successful in making outreach to residents within the 85225 zip code and developing the Community Land Trust. The program already has 3 rehabilitated and occupied houses and over 15 people currently receiving financial education and in the queue for the remaining CLT homes. The next steps are to complete both RFP's for qualified nonprofits to implement the Downpayment Assistance Program and Permanent Rental Housing Program.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09Admin, Administration and Planning Costs	\$1,082.10	\$241,500.00	\$2,245.93
09PRH, Acquisition/Purchase and Rehabilitation	\$0.00	\$605,100.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
DPA09, Acquisition/Purchase and Rehabilitation	\$0.00	\$100,000.00	\$0.00
LT09, Acquisition/Purchase and Rehabilitation	\$403,791.37	\$1,468,500.00	\$403,791.37

Activities

Grantee Activity Number:	09Admin
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09Admin

Project Title:

Administration and Planning Costs

Projected Start Date:

03/30/2009

Projected End Date:

03/30/2012

National Objective:

N/A

Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$241,500.00
Total CDBG Program Funds Budgeted	N/A	\$241,500.00
Program Funds Drawdown	\$1,082.10	\$2,245.93
Obligated CDBG DR Funds	\$0.00	\$241,500.00
Expended CDBG DR Funds	\$1,711.81	\$2,875.64
City of Chandler	\$1,711.81	\$2,875.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

No more than \$241,500 can be used for staff support of any of the programs initiated through the NSP. This can include the staff support provided by the City and the City's non-profit partners in these programs.

Location Description:

Activity Progress Narrative:

Chandler staff has been proactive in performing outreach for the Community Land Trust and recruiting residents into the program. Outreach has included bi-lingual fliers and issuing news releases to the local news papers. City staff is also working with Newtown, the non-profit running the Community Land Trust, to host neighborhood meetings to educate Chandler citizens about the program. 5 neighborhood meetings have been held, and, as a result of their success, the frequency of the meetings is being increased for the next quarter. City staff has also been communicating with local non-profits and the City's Purchasing Division to develop and finalize the RFPs for the DPA and Affordable Rentals, both of which will be put out to bid in February. An adjustment has been made to the funds expended in the amount of \$934.60. This amount was entered in error as an expenditure in the Community Land Trust rather than an Administration cost in the previous quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 09DPA

Activity Title: Down-payment Assistance program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

DPA09

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

07/01/2009

Projected End Date:

07/01/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Chandler

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$100,000.00

Total CDBG Program Funds Budgeted

N/A

\$100,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Approximately \$100,000 will be used to assist qualified potential homebuyers with down payment assistance. This will be secured with a ten-year forgivable lien on the purchased property. The partnering non-profit will qualify, educate and monitor the new homeowners. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

Location Description:

This strategy will focus on the 85225 zip code area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

Activity Progress Narrative:

Chandler intends to offer downpayment assistance, up to 5% of the purchase price of a home, to qualifying families that want to purchase a foreclosed property within the targeted area. The City is writing up a Scope of Work for submission to the City's Purchasing Division and distribution to eligible non-profits. The City is putting the project out for an RFP process during February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/0	0/14	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 09PRH

Activity Title: Permanent rental Housing

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

09PRH

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

06/30/2009

Projected End Date:

06/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Chandler

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources

N/A

\$605,100.00

Total CDBG Program Funds Budgeted

N/A

\$605,100.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Approximately \$605,100 will be used to purchase and rehabilitate up to four vacant, foreclosed multifamily properties and rent them to income-qualified families. This is unlike the Section 8 program in that no voucher will be required. The families will be selected, evaluated and monitored by the partnering non-profit for their suitability for the program who will assume responsibility for the on-going maintenance of the properties after acquisition. This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

Location Description:

This strategy will focus on Chandler Meadows at 286 W. Palomino Drive.

Activity Progress Narrative:

Chandler is going to partner with a qualified non-profit to create 5 permanent affordable rentals within the City. The City has submitted a Scope of Work to the City's Purchasing Division for distribution to eligible non-profits. The City is putting the project out for an RFP process during February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/16	0/0	0/16
Total acquisition compensation to	0	0	0	0/0	0/0	0/600000

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CLT09
Activity Title:	Community landtrust

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

LT09

Project Title:

Acquisition/Purchase and Rehabilitation

Projected Start Date:

04/30/2009

Projected End Date:

04/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Chandler

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,468,500.00
Total CDBG Program Funds Budgeted	N/A	\$1,468,500.00
Program Funds Drawdown	\$403,791.37	\$403,791.37
Obligated CDBG DR Funds	\$0.00	\$1,468,500.00
Expended CDBG DR Funds	\$135,775.40	\$403,791.37
City of Chandler	\$135,775.40	\$403,791.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$88,166.71	\$88,166.71
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The amount of \$1,468,500 will be used to purchase and sell up to 17 formerly vacant, foreclosed single-family homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. With this program, the costs of the purchase are reduced, the owner shares the equity in the home with the Land Trust, and the home, as part of the Land Trust, remains affordable indefinitely. The families that are envisioned for these properties are between 81% and 120% of area media income (AMI), or approximately \$51,350 to \$77,050 annually for a family of four. Qualifying to purchase only the house greatly reduces the amount of the mortgage for which these families would have to apply. This strategy will focus on the area from Ray Road to Chandler Blvd; and Alma School Road to Arizona Avenue.

Location Description:

Project will be located within the 85225 zip code, specifically targeting the neighborhood bounded by Chandler Blvd to Ray Rd; Arizona Ave to Alma School. : Of the 542 homes currently for sale in 85225, 38.2% are either in foreclosure or are about to go into foreclosure. NOTE: These are just the homes listed for sale. In researching the Maricopa County Assessors Office, there are many more in foreclosure that the banks have not listed for sale as of yet. It is unknown how many of those there are. In addition, HUDs Estimated Foreclosure Abandonment Risk Score (the Risk Score) measures the estimated foreclosure and abandonment risk of every census tract block group in the State. This score is scaled from 0 to 10, with 10 being the highest or greatest risk. The Risk Scores were developed by HUD to assist grantees in targeting the areas of greatest need within their jurisdictions. Utilizing the HUD provided dataset, Chandler found the zip code 85225 (census tract Number 522902) with a foreclosure abandonment risk score of 10 and a predicted 18 month foreclosure rate of 7.7%. This was the only Chandler zip code with a risk score of 10.

Activity Progress Narrative:

Chandler has entered into agreement with NewTown CDC for the purposes of implementing a Community Landtrust in Chandler. Newtown has held 5 public meetings and distributed nearly 400 fliers within the 85225 zip code. There are three homes that are occupied, one home in the process of being rehabilitated. Another house is in the process of being purchased and fifteen potential candidates are going through the financial counseling process. The CLT boundaries are being examined for expansion to include additional Census tracts identified by HUD as High Risk. An adjustment has been made to the funds expended in the amount of \$934.60. This amount was entered in error as an expenditure in the Community Land Trust rather than an Administration cost in the previous quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/17
# of housing units	0	0	1	0/0	0/0	3/17
# of Households benefitting	1	0	1	3/12	0/5	3/17
Total acquisition compensation to	0	0	0	0/0	0/0	0/800000

Activity Locations

Address	City	State	Zip
761 W. Gary	Chandler	NA	85225

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
